



2225 4 Avenue NW
Calgary, Alberta

MLS # A2141688



\$1,999,900

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	3,389 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Interior Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stone, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Wood Windows

Inclusions: None

Spectacular West Coast designed 2 1/2 storey nestled in a mature Aspen Forest in an excellent location with a south rear yard on a quiet street in West Hillhurst. With almost 3,400 sq. ft. above grade, this remarkable home, inspired by a Frank Lloyd Wright design, blends seamlessly into this extraordinary lot and balances modern lines with stone and cedar finishing throughout the exterior and interior. Oversized windows bring the outside in with natural light flowing throughout the home. Exquisitely finished with Walnut Hardwood floors on the main and upper levels, a new kitchen with rich new granite countertops, a custom built-in wine fridge (Sub-Zero) with fridge and freezer drawers, Fisher & Paykel fridge, five-burner Dacor Gas Cooktop, wall oven, and a Bosch dishwasher. Two main floor offices border the dramatic foyer and open riser staircase. The second level features a gracious primary suite with walk-in closets, a 10mil glass shower with RI steam, a new granite vanity, heated mirrors with adjustable light, and a quaint soaker tub. Two large "kids" bedrooms with walk-in closets and two romantic upper balconies. This level also has a sunken, cozy family room with a warm gas stove, perfect for cold winter evenings or fun Christmas mornings. The upper half storey is a 27' long open hall library. The fully finished basement has a huge laundry room, rec/family room, 4th bedroom, gym, full bath, and storage. The sunny south rear yard features tiered cedar decking and fencing, a hot tub, patio, gas line for BBQ, and access to the double garage and parking for a small RV. Perfectly located with great access to schools, shopping, the downtown, outstanding Kensington District restaurants, the river pathway system, and all major transportation routes.